

TOWN OF NORTHFIELD, VERMONT
PLANNING COMMISSION
Minutes of September 1, 2021

The meeting was held at the Community Room of the Brown Public Library, and was also streamed via the Town GoToMeeting account for the benefit of those unable to attend in person.

The meeting was called to order at 7:10 pm by Chair Hill-Eubanks.

Roll Call: Present for the meeting were Commissioners Laura Hill-Eubanks, Nancy Peck, Aaron Rhodes. Also present was Clerk Mitch Osiecki. Commissioners Ruth Ruttenberg and Chandra Blackmer were absent.

Set/Adjust Agenda: None.

Municipal Planning Grant Discussion: Continued discussions about applying for a Municipal Planning Grant (MPG) – application deadline is Nov 1. Jeff Schulz has indicated that he is able to support the application.

Zoning Regulation Updates: The main purpose of zoning regulation updates is to ensure that the regulations support the goals of the Town Plan.

Members have previously voiced support for the idea of promoting increased development in the village center, near existing infrastructure.

The PC may add or modify existing zoning districts if those changes support the goals articulated in the Town Plan.

There are ongoing concerns about balancing the needs of Norwich University for student housing vs. maintaining the character of existing residential neighborhoods.

A goal of the NCDN is to increase the population within the Northfield Village. More residents, more demand for local services.

Edits to the google doc / proposed language:

- Nancy has added some definitions;
- Should also ensure that definitions at the end of the document cover all terms that are in need of a clear definition.

Mitch commented that a couple of years ago, DH&CD, the agency that administers municipal planning grants, provided a list of consultants who had indicated an interest in working with municipalities on various types of grant projects. Mitch will look to see whether an updated consultant list is available.

Zoning Administrator Update: Mitch provided an update on zoning issues and DRB reviews.

Administrative: A technical issue prevented access to google drive at this meeting. Mitch will resolve and test access in advance of October meeting.

Approval of Minutes: Nancy moved to approve minutes of August 4; Aaron seconded.
Motion passed, 3-0.

Next Regular Meeting: October 6, 2021 at 7:00 pm.

Adjournment: Aaron moved to adjourn; Nancy seconded. **Motion passed, 3-0.**

Meeting adjourned at 8:39 pm.